

**WEST HARTFORD PLAN AND ZONING COMMISSION  
PUBLIC NOTICE**

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at the Regular Meeting on Monday, May 5, 2014 took the following actions:

**INLAND WETLAND PERMIT APPLICATIONS FOUND TO BE POTENTIALLY SIGNIFICANT AND SET FOR PUBLIC HEARING:**

**90 Raymond Road** - Application (IWW #1000) of Delamar West Hartford, LLC (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to construct a six-story hotel of approximately 118,000 sf with a footprint of approximately 19,400 sf. Site improvements include a pavilion, parking, driveways, walkways, utility and drainage, and extensive landscaping much of which will be located within the upland review area on the property. No direct wetland impacts are proposed. (Submitted for IWWA receipt on May 5, 2014. Presented for determination of significance. If determined significant, request to set required public hearing for joint hearing with the Town Council on May 27, 2014, pursuant to West Hartford Code of Ordinances of §177-42D. Determined to be potentially significant and set for joint public hearing on May 27, 2014.)

**243 Steele Road** - Application (IWW #908-R1-14) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to demolish the existing Mercyknoll building and construct a two hundred (200) unit apartment complex with associated site amenities including a clubhouse, pool, new parking and driveway areas and to construct associated site grading, drainage and landscape improvements. (Submitted for IWWA receipt on May 5, 2014. Determined to be potentially significant and set for public hearing on June 11, 2014.)

**847 South Quaker Lane** - Application (IWW #1001) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The Town is proposing to renovate the existing bath house and swimming pools at Beachland Park and make associated site improvements including new parking areas and a driveway loop. Portions of each of the proposed activities are within the 150' upland review area. (Submitted for IWWA receipt on May 5, 2014. Determined to be potentially significant and set for public hearing on June 11, 2014.)

**93 Waterside Lane** - Application (IWW #1002) of Thomas H. Piquette requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing an addition to the rear of the home and to the garage along with a covered entry. A new driveway is proposed with associated grading. A majority of the site improvements fall within the 150' regulated area. (Submitted for IWWA receipt on May 5, 2014. Determined to be potentially significant and set for public hearing on June 2, 2014.)

### **INLAND WETLAND MAP AMENDMENT APPROVED:**

**15 Greenridge Lane** – Application (IWW #996) of Sheldon Crosby, Architect (R. Crandall, R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 7, 2014. Required public hearing scheduled for May 5, 2014. Inland Wetland Map Amendment approved on May 5, 2014.)

### **INLAND WETLAND PERMITS APPROVED WITH CONDITIONS:**

**15 Greenridge Lane** – Application (IWW #997) of Sheldon Crosby, Architect (R. Crandall, R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the removal of the existing deck and construction of a new wine cellar, screened porch and deck within the 150' regulated area. (Submitted for IWWA receipt on April 7, 2014. Determined to be significant and set for public hearing on May 5, 2014. Permit granted on May 5, 2014 with conditions.)

**97 Waterside Lane** - Application (IWW #995) of Bryan Stolz, Landscape Designer (C. Gobes and A. Masciocchi, R.O.s) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing to rebuild a portion of the existing water wall along with associated grading, drainage and landscape improvements within the 150' regulated area. (Submitted for IWWA receipt on April 7, 2014. Determined to be significant and set for public hearing on May 5, 2014. Permit granted on May 5, 2014 with conditions.)

### **SUBDIVISION APPLICATION APPROVED WITH CONDITIONS:**

**90 Stoner Drive** - Application (SUB #293) of Henry W. Nozko, Jr., Co-Executor of the Estates of Henry W. and Victoria C. Nozko (Glen Martin, Architect) requesting approval of a re-subdivision of an approximately 1.83 acre parcel. The proposed lot is approximately 32,981 sf. The property is located in an R-20 single family zone requiring a minimum lot area of 20,000 sf. (Submitted for TPZ receipt on April 7, 2014. Required public hearing scheduled for May 5, 2014. Resubdivision approved with conditions on May 5, 2014.)

### **SPECIAL USE PERMITS APPROVED WITH CONDITIONS:**

**526 New Park Avenue (East West Grille)** - Application (SUP #1251) of Manola Sidara, Owner of East West Grille (Brett Bowin, Architect) seeking a Special Use Permit to establish an outdoor dining area with a seating capacity of sixteen (16) seats. Proposal includes a vinyl fence enclosure, outdoor speakers, umbrellas as well as plantings along the outer perimeter of the dining area. (Submitted for TPZ receipt on March 3, 2014. Required public hearing scheduled for April 7, 2014. Public hearing postponed to May 5, 2014 at the applicant's request. Special permit granted with conditions on May 5, 2014.)

**993 North Main Street** – Application (SUP #1085-R2-14) of Veterinary Specialists of Connecticut (David Hoopes, Attorney) requesting a modification to the Special Use Permit

approved on July 2, 2007 to allow emergency veterinary services daily between the hours of 8pm and 7am. (Submitted for TPZ receipt on April 7, 2014. Required public hearing scheduled for May 5, 2014. Special permit granted with conditions on May 5, 2014.)

The final approved plans and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is May 23, 2014.

Kevin Ahern, Chairman TPZ/IWWA  
Todd Dumais, TPZ/IWW Administrative Officer

Dated this the 6th day of May 2014.

Shared/TPZ/PublicNotice/2014/May 5 \_PN\_14.doc